

PROPERTY LOCATION

No	Alt No	Direction/Street/City
60	-62	MAGNOLIA ST, ARLINGTON

OWNERSHIP

Owner 1:	RADOSEVICH ALEXANDER T			
Owner 2:	SAADAT ALHAM			
Owner 3:				
Street 1:	62 MAGNOLIA ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	SWILLING NATHAN W & JILL D -		
Owner 2:	-		
Street 1:	62 MAGNOLIA ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Aluminum Exterior and 2024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD**ARLINGTON**

APPRAISED:

USE VALUE:

ASSESSED:

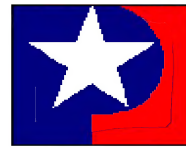
Total Card /

Total Parcel

962,200

962,200

962,200



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	1474
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	962,200			962,200		318009
							GIS Ref
							GIS Ref
Total Card	0.000	962,200			962,200	Entered Lot Size	
Total Parcel	0.000	962,200			962,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		475.40	/Parcel: 475.40	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

[illegible]

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

SKETCH

RESIDENTIAL GRID

CONDO INFORMATION

CONDO INFORMATION

REMODELING

RES BREAKDOWN

DEPRECIATION

DEPRECIATION

CALC SUMMARY

COMPARABLE SALES

Basic \$ / SQ:	305.00
Size Adj.:	1.16877460
Const Adj.:	1.02989697
Adj \$ / SQ:	367.134
Other Features:	86710
Grade Factor:	1.00
NBHD Inf:	1.29999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1078726
Depreciation:	116502
Depreciated Total:	962224

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,024	367.130	743,079
Net Sketched Area:		2,024	Total:	743,079
Size Ad	2024 Gross Area	2024	FinArea	2024

SUB AREA DETAIL

[illegible]

Make:		Model:		Serial #		Year:		Color:	
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PARCEL ID 002.A-0002-0005.2

IMAGE

AssessPro Patriot Properties, Inc

